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CHAPTER 21.13: RULES OF CONSTRUCTION AND DEFINITIONS..... 1

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1 **CHAPTER 21.13: RULES OF CONSTRUCTION AND DEFINITIONS**

2 **21.13.010 INTERPRETATIONS¹**

3 **A. General**

4 The Director has final authority to determine the interpretation or usage of terms used
5 in this Title, pursuant to this section. Any person may request an interpretation of any
6 term by submitting a written request to the Director, who shall respond in writing within
7 30 days. The Director's interpretation shall be binding on all officers and departments
8 of the Municipality.

9 **B. Record of Interpretations**

10 The Director shall maintain a file of all interpretations made pursuant to this
11 subsection.

12 **C. Appeal**

13 Any person may appeal an interpretation by the Director regarding a term used in this
14 Title to the Zoning Board of Examiners and Appeals in accordance with Section
15 21.03.210.B.

16 **21.13.020 RULES OF CONSTRUCTION AND INTERPRETATION**

17 The following rules shall apply for construing or interpreting the terms and provisions of this
18 chapter.

19 **A. Meanings and Intent**

20 All provisions, terms, phrases, and expressions contained in this chapter shall be
21 construed according to the general purposes set forth in Section 21.01.030 and the
22 specific purpose statements set forth throughout this chapter. When, in a specific
23 section of this chapter, a different meaning is given for a term defined for general
24 purposes in this Chapter 21.13, the specific section's meaning and application of the
25 term shall control.

26 **B. Headings, Illustrations, and Text**

27 In the event of a conflict or inconsistency between the text of this chapter and any
28 heading, caption, figure, illustration, table, or map, the text shall control.

29 **C. Lists and Examples**

30 Unless otherwise specifically indicated, lists of items or examples that use terms such
31 as "for example," "including," and "such as," or similar language are intended to
32 provide examples and are not exhaustive lists of all possibilities.

33 **D. Computation of Time**

34 The time in which an act is to be done shall be computed by excluding the first day
35 and including the last day. If a deadline or required date of action falls on a Saturday,
36 Sunday, or holiday observed by the Municipality, the deadline or required date of

¹ NOTE: This subsection includes a suggested new process to ensure that the Director's interpretation binds employees in other departments (e.g., BS zoning plan reviewers, ROW enforcement officers, DHHS child care reviewers) who deal with Title 21.

1 action shall be the next day that is not a Saturday, Sunday, or holiday observed by the
2 Municipality. References to days are calendar days unless otherwise stated.

3 **E. Computation of Density**

4 Net available density is determined by dividing the gross parcel size by the minimum
5 lot size of the zoning district where the parcel is located, and then rounding down to
6 the whole number. This operation yields a certain number of units per acre with no
7 decimals.

8 **F. References to Other Regulations/Publications**

9 Whenever reference is made to a resolution, ordinance, statute, regulation, or
10 document, it shall be construed as a reference to the most recent edition of such
11 regulation, resolution, ordinance, statute, regulation, or document, unless otherwise
12 specifically stated.

13 **G. Delegation of Authority**

14 Any act authorized by this chapter to be carried out by a specific official of the
15 Municipality may be carried out by a designee of such official.

16 **H. Technical and Non-Technical Terms**

17 Words and phrases shall be construed according to the common and approved usage
18 of the language, but technical words and phrases that may have acquired a peculiar
19 and appropriate meaning in law shall be construed and understood according to such
20 meaning.

21 **I. Public Officials and Agencies**

22 All public officials, bodies, and agencies to which references are made are those of
23 the Municipality of Anchorage, unless otherwise indicated.

24 **J. Mandatory and Discretionary Terms**

25 The words "shall," "must," and "will" are mandatory in nature, establishing an
26 obligation or duty to comply with the particular provision. The words "may" and
27 "should" are permissive in nature.

28 **K. Conjunctions**

29 Unless the context clearly suggests the contrary, conjunctions shall be interpreted as
30 follows:

- 31 **a.** "And" indicates that all connected items, conditions, provisions or events
32 apply; and
- 33 **b.** "Or" indicates that one or more of the connected items, conditions,
34 provisions or events apply.

1 **L. Tenses, Plurals, and Gender**

2 Words used in the present tense include the future tense. Words used in the singular
3 number include the plural number and the plural number includes the singular
4 number, unless the context of the particular usage clearly indicates otherwise. Words
5 used in the masculine gender include the feminine gender, and vice versa.

6 **21.13.030 DEFINITIONS**

7 When used in this Title, the following words and terms shall have the meaning set forth in this
8 Section, unless other provisions of this Title specifically indicate otherwise.

9 **Abandonment**

10 As used in Chapter 21.11, *Nonconformities*, a situation where a nonconforming use, structure, lot, or sign
11 that has legal nonconforming status is vacated, left, or discontinued for a period of 12 months or longer.

12 **Acoustic Rating**

13 A measure of sound-deadening quality of a wall or ceiling-floor assembly.

14 **Adjacent**

15 Two lots are adjacent where they have a common lot line or where they are separated only by an alley or
16 a street right-of-way not designated as an industrial/commercial collector, or for minor arterial or greater
17 capacity, on the official streets and highways plan.

18 **Administrative Agent**

19 As used in Section 21.04.070.E, *Flood Hazard Overlay District*, the Director of Public Works or designee.

20 **Afforestation**

21 The conversion of land that has not been forested for a period of time to forested land through human
22 activities such as planting and seeding.

23 **Airport Elevation**

24 The highest point of an airport's usable landing area, measured in feet above mean sea level.

25 **Alaska Water Quality Standards**

26 Those standards set forth in Title 18, Chapter 70, of the Alaska Administrative Code.

27 **Alley**

28 A permanent service right-of-way providing a secondary means of access to abutting properties.

29 **Amateur Radio Station and Receive Only Antenna**

30 An apparatus designed for the transmitting and/or receiving of electromagnetic waves that includes but is
31 not limited to telephonic, radio or television communications. Types of antennas include, but are not
32 limited to: Omni-directional (whip) antennas, sectorized (panel) antennas, multi or single bay (FM and
33 TV), yagie, or parabolic (dish) antennas.

34 **Amortization**

35 A process where a legal nonconforming use, structure, lot or sign is required to be brought into
36 compliance with the requirements of this Title over a period of time with sufficient length to allow the
37 owner of the legal nonconformity to realize any reasonable investment-backed expectations regarding the
38 legal nonconformity.

1 **Anchorage Metropolitan Area Transportation Solutions (AMATS)**

2 The transportation planning process for the Municipality.

3 **Apartment or Apartment Building²**

4 Any building, or portion thereof, which is designed, built, rented, leased, let, or hired out to be occupied,
5 and which contains dwelling units for three or more families living independently of each other.

6 **Approach, Transitional, Horizontal, and Conical**

7 Surfaces or zones that are airspace zones defined as set forth in FAR part 77, subpart C, paragraph
8 77.25.

9 **Architectural Feature**

10 Any construction attendant to, but not an integral part of the sign, which may consist of landscape,
11 building, or structural forms that enhance the site in general; also, graphic stripes and other architectural
12 painting techniques applied to a structure that serves a functional purpose, or when the stripes or other
13 painting techniques are applied to a building provided such treatment does not include lettering, logos or
14 pictures.

15 **Architectural Bay**

16 A spatial division of a wall, usually repeated at intervals as part of a series, marked off by vertical
17 supports of a structure.

18 **Area, Building**

19 The total of areas taken on a horizontal plane at the main grade level of the principal building and all
20 accessory buildings or structures exclusive of steps.

21 **Area Lighting**

22 Light fixtures located on public or private property that are designed to light spaces. Area lighting does
23 not include hardscape, façade, or landscape lighting.

24 **Areawide Zoning Map Amendment**

25 A zoning map amendment initiated to implement the comprehensive plan, adjust use district boundaries,
26 or redistrict property throughout a region or neighborhood as distinguished from a single subdivision or
27 tract.

28 **Assembly**

29 The Assembly of the Municipality of Anchorage.

30 **Average**

31 The equaling of an arithmetic mean. As used in Section 21.07.080, *Landscaping, Screening, and*
32 *Fences*, this shall be interpreted to mean the plantings may be grouped together in such a way as the
33 designer may choose so long as the total number of plants meets the standard.

34 **Average Slope**

35 Average slope is calculated by the following formula:

² Term is used in 21.05, but no definition is included in that chapter.

1 $S = \frac{I \times L}{A} \times 0.0023A$

2 Where:

3 S = Average slope of lot or tract in percent.

4 I = Contour interval (20 feet or less).

5 L = Sum of the length of all contours on lot or tract in feet.

6 A = Area of the lot or tract in acres.

7 **Base Flood (100-Year)**

8 The flood having a one percent chance of being equaled or exceeded in any given year.

9 **Billboard**

10 A sign structure advertising an establishment, merchandise, event, service or entertainment that is not
11 sold, produced, manufactured or furnished at the property on which the sign is located. Any other
12 outdoor advertising prohibited by the provisions of Alaska Statutes Sections 19.25.075 – 19.25.180 shall
13 also be considered billboards.

14 **Block**

15 A block is defined by an area of land bounded by streets, or a combination of streets, railroad right-of-
16 way, shorelines of waterways, or municipal boundary lines.

17 **Block Length**

18 The distance between intersections of through streets, such distance being measured along the longest
19 street bounding the block and from right-of-way line to right-of-way line of the two intersecting streets.

20 **Board of Adjustment**

21 The Board of Adjustment of the Municipality of Anchorage.

22 **Board of Examiners and Appeals**

23 The Zoning Board of Examiners and Appeals of the Municipality of Anchorage.

24 **Bollard-Style Lighting**

25 Lighting consisting of short posts that incorporate a lighting element.

26 **Brightness**

27 The human perception of luminance. See *luminance* and *candela*.

28 **Buffer, Perimeter**

29 A unit of land and any plants and structures (i.e., walls, fences) thereon that is used to separate land uses
30 from each other.

31 **Build-To Line**

32 The line that is the required maximum distance from any lot line at which the front of a building or
33 structure must be located or built, and which is measured as a distance from a public right-of-way.

34 **Building**

35 Any structure built for the support, shelter, or enclosure of persons, animals, chattels or property of any
36 kind.

- 1 **Building, Accessory**
2 A building or structure that is on the same lot as, and of a nature customarily incidental and subordinate
3 to, a principal building or structure, and the use of which is clearly incidental and subordinate to that of the
4 principal building or structure.
- 5 **Building Coverage**
6 That percentage of the total lot area covered by buildings.
- 7 **Building Envelope**
8 The developable space within any lot defined by the setbacks.
- 9 **Building, Front Line of**
10 The line of that part of the building nearest the front property line of the lot.
- 11 **Building, Principal**
12 A structure in which is conducted the main use of the lot on which the structure is situated.
- 13 **Building Permit**
14 An official document issued by the Municipality of Anchorage pursuant to this chapter and the State
15 building code authorizing the erection, construction, reconstruction, restoration, alteration, enlargement,
16 conversion, remodeling, demolition, moving, or repair of a building or structure.
- 17 **Building Wall**
18 Any vertical surface of a building or structure (other than a pitched roof) that is integral to and could
19 reasonably be constructed as part of the architecture of the building when a sign(s) are not being
20 contemplated. Examples of building walls include but are not limited to: awnings, canopies, marquees,
21 the vertical portion of gable roofs, parapets, mechanical penthouses, etc.
- 22 **Business**
23 An enterprise that for consideration will provide for the sale or the rental of any article, substance, or
24 commodity, including but not limited to business services and personal services.
- 25 **Caliper**
26 The diameter of a tree six inches above the ground.
- 27 **Camper**
28 A portable structure mounted on a truck or truck chassis or a converted hearse, bus, station wagon or
29 panel truck designed for use as a temporary travel dwelling.
- 30 **Candela**
31 A unit measuring luminous intensity of a lighting source. An ordinary candle has a luminous intensity of
32 one candela. See *luminance*.
- 33 **Canopy**
34 A permanent architectural element projection out from a building façade over a sidewalk or walkway. A
35 canopy shall be at least five feet in horizontal width and no less than eight feet and no more than 15 feet
36 above grade.
- 37 **Cartway**
38 The paved area of a street between the curbs, including travel lanes and parking areas, but not including
39 shoulders, curbs, sidewalks, or swales. If curbs are lacking and parking is restricted to shoulders, the
40 cartway is defined as the travelway (exclusive of shoulders).

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- 1 **CATV**
2 A utility that operates non-broadcast facilities that distribute to subscribers the signals of one or more
3 television broadcast stations.
- 4 **Certificate to Plat**
5 A certificate prepared by a title company authorized by the laws of the state to write the title, showing the
6 names of all persons having any record title interest in the land to be platted, together with the nature of
7 their respective interests therein.
- 8 **Certificate of Occupancy**
9 A document issued by the Municipality allowing the occupancy or use of a building and certifying that the
10 structure or use has been constructed or will be used in compliance with all applicable municipal codes
11 and ordinances.
- 12 **Certificate of Zoning Compliance**
13 A document issued by the Municipality indicating that a structure or use meets the applicable zoning
14 requirements.
- 15 **Certification of Nonconforming Use**
16 A document issued by the Municipality permitting the continued existence of a use that does not conform
17 to the use regulations of the district in which it is located.
- 18 **Civil Penalty**
19 A fine levied by the Municipality for a violation of this Title.
- 20 **Co-Location**
21 The location of antennas on existing structures, including but not limited to towers occupied by another
22 provider, buildings, water towers, utility substations, utility poles and church steeples.
- 23 **Color Rendering Index (of a light source) (CRI)**
24 A measure of the degree of color shift that objects undergo when illuminated by the light source as
25 compared with those same objects when illuminated by a reference source of comparable color
26 temperature.
- 27 **Combination**
28 The elimination of interior lot lines in a subdivision that does not involve the vacation of dedicated streets,
29 easements, or public areas.
- 30 **Commercial Development**
31 A planned commercial center designed specifically for commercial use.
- 32 **Commercial Subdivision**
33 A subdivision, or that part of a subdivision, that is within the C-1, C-2A, C-2B, C-2C, GC, or MC zoning
34 districts.
- 35 **Commercial Tract**
36 An existing lawfully subdivided single lot or tract designated by the platting board under Section --- (old
37 reference: 21.15.134) as a commercial tract which may be further divided into fragment lots.
- 38 **Commercial Tract Site Plan**
39 A map of a commercial tract depicting building footprints, parking areas, landscaping, driveway access
40 points to the property, site drainage and any fragment lots to be contained within the commercial tract.

1 **Common Areas and Facilities**

2 Those areas of a subdivision, building, planned unit development or condominium, including the property
3 upon which it is located, that are for the common use and enjoyment of the owners and occupants of the
4 subdivision, building, planned unit development or condominium. The areas may include the land, roofs,
5 main walls, elevators, staircases, lobbies, halls, parking space, open space, and communal facilities.
6 Common areas are shared by all tenants and are distinguished from space designated for private use.

7 **Common Wall**

8 A wall extending from the footing of a building to the roof along a side lot line between two lots on which
9 the building is located.

10 **Community Council**

11 Nonprofit, voluntary, self-governing associations composed of residents, property owners, business
12 owners, and representatives from nonprofit associations and other entities located within geographical
13 areas designated as districts by the assembly. Residents, for the purpose of this chapter, are defined as
14 residents, property owners, and representatives from nonprofit associations and other entities located
15 within geographical areas designated as districts by the assembly.

16 **Comprehensive Plan**

17 The collection of long-range municipal planning documents and maps that serves as the official policy
18 guide for the long-range physical, social, and economic development of Anchorage, including the
19 provision of its public infrastructure and services. The Comprehensive Plan is comprised of a series of
20 distinct plans adopted by the Assembly as elements of the Comprehensive Plan, that each deal with
21 separate aspects of community planning. The term "Comprehensive Plan" as used in this Title refers to
22 any or all of these long-range plans that taken together constitute the Comprehensive Plan for the
23 Municipality of Anchorage.

24 **Comprehensive Plan Amendments, Cosmetic**

25 An amendment that affects the appearance, style, wording, or presentation of the Comprehensive Plan,
26 but does not alter its meaning, interpretation, or recommendations. Examples of cosmetic amendments
27 include, but are not limited to: revising map or document style, format, or layout to enhance clarity;
28 revising map or text content to accurately reflect additions to municipal facilities or revisions to adjoining
29 jurisdictions' adopted plans; adding explanatory text or labels; and correcting spelling or grammar.

30 **Comprehensive Plan Amendments, Substantive**

31 An amendment that affects the intent of the Comprehensive Plan. Examples of substantive amendments
32 include, but are not limited to: revising text to address a new policy direction or the addition of a new
33 zoning district.

34 **Construction**

35 Design, engineering, contract administration, work, labor, and materials furnished for an improvement.

36 **Coverage, Building**

37 That percentage of the total lot area covered by buildings.

38 **CRI**

39 See *Color Rendering Index*.

40 **Critical Root Zone**

41 The area beneath a tree's crown, within the tree's drip line, or one foot distance from the trunk for each
42 one inch in diameter. The critical root zone is the portion of the root system that is the minimum
43 necessary to maintain the vitality or stability of the tree.

1 **DBH**

2 As used in 21.07.020, *Natural Resource Protection*, diameter at breast height.

3 **Dedication**

4 The devotion of land to a public use by the owner manifesting the intention that it shall be accepted and
5 used presently or in the future for such public purpose. A dedication by the owner under the terms of this
6 subsection is a conveyance of an interest in property, which shall be deemed to include the warranties of
7 title listed in AS 34.15.030. The dedication of streets, alleys, sidewalks, or public open space shall
8 convey a fee interest in the area dedicated. The dedication of all other public rights-of-way, including
9 utility rights-of-way, shall be deemed to create an easement in gross to perform the indicated function in
10 the area depicted.

11 **Defined Bank**

12 The usual boundaries, not the flood boundaries, of a stream channel.

13 **Density, Net**

14 The total number of dwelling units on a particular tract or parcel of land, not taking into account portions of
15 the tract or parcel which contain rights-of-way for collector or larger streets, Flood Hazard Area, lakes,
16 other water bodies, or wetlands falling under the regulatory jurisdiction of the U.S. Army Corps of
17 Engineers.

18 **Developer**

19 That person or entity improving or developing land that may or may not be the owner of the property.

20 **Development**

21 The initiation, construction, change, or enlargement of any use or structure, the disturbance of land
22 through the removal of ground cover, or the division of land into two or more parcels. "Development"
23 shall include, but not be limited to, the following:

- 24 • Construction or enlargement of a building or structure;
- 25 • Change in the type of use of a building, structure, or land;
- 26 • Material increase in the intensity of use of land, such as an increase in the number of businesses,
27 offices, manufacturing establishments, or dwelling units located in a building or structure or on the
28 land;
- 29 • Commencement or expansion of resource extraction, agricultural, horticultural, or forestry activities on
30 a parcel of land;
- 31 • Demolition of a structure or the removal of trees from a parcel of land;
- 32 • Deposition of refuse, solid or liquid waste, or fill on a parcel of land;
- 33 • Alteration, either physically or chemically, of the shore, bank, or channel of any stream, lake, or other
34 body of water or alteration of any wetland; and
- 35 • Any land-disturbing activity that adds to or changes the amount of impervious or partially impervious
36 cover on a land area or which otherwise decreases the infiltration of precipitation into the soil.

37 **Distribution Substation**

38 A utility facility where the electric voltage is transformed for distribution through a substation transformer.

- 1 **Director**
2 The Director of the Planning Department or designee.
- 3 **Dwelling**
4 A building designed or used exclusively as the living quarters for one or more families.
- 5 **Dwelling, Manufactured**
6 A dwelling constructed and fabricated after July 13, 1994, into one or more sections at a factory and
7 designed to be joined at the location of use on a permanent foundation.
- 8 **Easement**
9 An interest in land owned by another that entitles the easement holder to a specified limited use or
10 enjoyment.
- 11 **Encroachment**
12 The projection or intrusion of a building, structure, or other land-disturbing activity into an area where
13 such projections or intrusions are typically prohibited.
- 14 **Engineer**
15 A registered professional civil engineer authorized to practice engineering in the State of Alaska.
- 16 **Entitlement**
17 Any permit or approval granted under this title, including, but not limited to zoning map amendments,
18 conditional use permits, preliminary or final plat approval, site plan approval, and variances.
- 19 **Erosion**
20 The wearing away of land surface by the action of wind, water, gravity, or any combination thereof.
- 21 **Erosion Control**
22 A measure, structure, or device that controls the soil material within the land area under responsible
23 control of the person conducting a land-disturbing activity.
- 24 **Existing Vegetation**
25 Vegetation that predates the issuance of a development application by at least two years.
- 26 **Ex Parte Contact**
27 A communication involving a municipal official and a member of the public, town staff, or a town
28 consultant regarding a pending quasi-judicial permit application or appeal, such that the town official may
29 be exposed to only one perspective or part of the evidence with regard to a quasi-judicial matter pending
30 before the commission or board on which the town official serves. Ex parte communications occur at
31 other than a public meeting of the commission or board on which the town official serves at which the
32 quasi-judicial matter discussed has been publicly noticed.
- 33 **Extent Reasonably Feasible**
34 Under the circumstances, reasonable efforts have been undertaken to comply with the regulation, that the
35 costs of compliance clearly outweigh the potential benefits to the public, or would unreasonably burden
36 the proposed project, and reasonable steps have been undertaken to minimize any potential harm or
37 adverse impacts resulting from noncompliance with the regulation.
- 38 **Family**
39 One or more persons occupying premises and living as a single housekeeping unit, as distinguished from
40 a group occupying a roominghouse, club, fraternity house or hotel.

1 **Feature, Architectural**

2 Any construction attendant to, but not an integral part of the sign, which may consist of landscape,
3 building, or structural forms that enhance the site in general; also, graphic stripes and other architectural
4 painting techniques applied to a structure that serves a functional purpose, or when the stripes or other
5 painting techniques are applied to a building provided such treatment does not include lettering, logos or
6 pictures.

7 **Fence**

8 A barrier, not to exceed eight feet in height, which is constructed of one or more of the following materials,
9 or combinations thereof: wood, metal, fiberglass, or masonry materials.

10 **Final Acceptance**

11 Acceptance by the municipality, at the completion of construction, of a public improvement, constructed
12 under terms of a subdivision agreement.

13 **Flag**

14 Any fabric, banner or bunting containing distinctive colors, patterns or symbols, used as a symbol of a
15 government, political subdivision, corporate or commercial entity, or institution. A corporate or
16 commercial, or institutional flag may only display the name, trademark, or logo of the business or
17 institution on the parcel and such flag may not be used for other business or advertising purposes.

18 **Flag Lot**

19 An irregularly shaped lot in which the buildable section with an arm that fronts a street and the width of
20 the arm does not meet the minimum lot width standards in the zoning district in which it is located.

21 **Flood and Flooding**

22 A general and temporary condition of partial or complete inundation of normally dry land areas from:

- 23 • The overflow of inland or tidal waters.
- 24 • The unusual or rapid accumulation or runoff of surface waters from any source.
- 25 • Mudslides that are proximately caused or precipitated by accumulations of water on or under the
26 ground.
- 27 • The collapse or subsidence of land along the shore of a lake or other body of water as a result of
28 erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or
29 suddenly caused by an unusually high water level in a natural body of water, accompanied by a
30 severe storm, or by an unanticipated force of nature, such as a flash flood or an abnormal tide surge,
31 or by some similarly unusual or unforeseeable event which results in flooding as defined in this
32 subsection.

33 **Flood Insurance Rate Map (FIRM)**

34 The official map on which the Federal Insurance Administration has delineated both areas of special flood
35 hazards and the risk premium zones applicable to the community.

36 **Flood Insurance Study**

37 The official report provided by the Federal Insurance Administration that includes flood profiles, the flood
38 boundary/floodway map, and the water surface elevation of the base flood.

39 **Flood Hazard Area**

40 Land adjacent to a watercourse that includes the streambed, floodway, flood fringe, and the floodplain.

1 **Floodplain**

2 That area of land adjoining the channel of a river, stream or other similar body of water which may be
3 inundated by a flood that can reasonably be expected to occur. The floodplain, shall include all the land
4 within the limits of the 100-year flood, and the floodway within it if such floodway is delineated.

5 **Floodproofing**

6 Any combination of structural and nonstructural additions, changes or adjustments to structures which
7 reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities,
8 structures and their contents.

9 **Floodway**

10 *See Regulatory Floodway.*

11 **Floodway Fringe**

12 That area of land lying between the outer limit of the regulatory floodway and the outer limit of the base
13 flood elevation. The boundaries of this area shall be established on the basis of the maps and reports
14 adopted by Section 21.04.070.E, *Flood Hazard Overlay District*.

15 **Floor Area Ratio (FAR)**

16 The maximum gross floor area of all buildings on a lot or parcel, divided by the area of the lot or parcel.
17 (A floor area ratio of 2.0 provides for 23,000 gross square feet of building area on a lot with an area of
18 11,500 square feet.)

19 **Footcandle**

20 A unit of measure of the intensity of light falling on a surface, equal to one lumen per square foot and
21 originally defined with reference to a standardized candle burning at one foot from a given surface.

22 **Fragment Lot**

23 A division of a commercial tract for purposes of facilitating construction or financing of a commercial
24 development requiring multiple phases of construction. The term "fragment lot" does not include
25 properties outside of the boundaries of an approved commercial tract. Fragment lots may be described in
26 metes and bounds descriptions.

27 **Front Parking Area**

28 The portion of a site's parking areas that are between the front façade of the principal building and an
29 abutting street. The Front Parking Area shall be determined by drawing a line from the front corners of
30 the building to the nearest property corners. If any such line, when connected to the plane of the front
31 façade of the building, creates an angle that is greater than 180 degrees, then the line shall be adjusted
32 to create an angle of 180 degrees. If any such line, when connected to the plane of the front façade of
33 the building, creates an angle that is less than 90 degrees, then the line shall be adjusted to create an
34 angle of 90 degrees when connected to the plane of the front façade of the building. The front parking
35 area includes all parking spaces that fall at least halfway into the boundaries of the front parking area,
36 and all parking spaces associated with any pad sites located within the front parking area boundaries.
37 [ILLUSTRATIONS]

38 **Full Cut-Off**

39 A fixture that conforms to the Illuminating Engineer Society of North America (IESNA) criteria for full cut-
40 off fixtures, that is, no significant amount of the fixture's total output may be emitted above a vertical cutoff
41 angle of 90 degrees. Any structural part of the fixture providing this cutoff angle must be permanently
42 affixed.

43 **General Area of a Zoning Map Amendment**

44 The area within one mile of the property subject to the zoning map amendment.

1 **Geotechnical Advisory Commission**

2 The Geotechnical Advisory Commission of the Municipality of Anchorage.

3 **Glare**

4 Light that makes it uncomfortable or difficult to see, causing a loss of visual performance.

5 **Grade (Adjacent Ground Elevation)**

6 The lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area
7 between the building and the property line, or, when the property line is more than five feet from the
8 building, between the building and a line five feet from the building.

9 **Greenfield**

10 Land that has not yet been built on, or buildings built on land that had never been used before for
11 building.

12 **Greenway**

13 A linear open space established along either a natural corridor, such as a riverfront, stream valley, or
14 ridge line, or over land along a railroad right-of-way converted to recreational use, a canal, a scenic road,
15 or other route.

16 **Grid**

17 The 100-scale grid designation as established by the Municipality.

18 **Gross Area**

19 The total site area, excluding bodies of water, to be included within a proposed development as indicated
20 on a site plan.

21 **Gross Density**

22 The number of dwelling units per gross acre in any residential development.

23 **Gross Floor Area**

24 The total horizontal area of all of the floors of a building, measured from exterior to exterior, including
25 interior balconies, mezzanines, stairwells, elevator shafts and ventilation shafts, etc.

26 **Ground Cover**

27 Grasses or other low-growing plants and landscaping.

28 **Guest**

29 Any person hiring or occupying a room for living or sleeping purposes.

30 **Guestroom**

31 A room intended or designed to be used for sleeping purposes. Every 100 square feet of net floor area in
32 a dormitory shall constitute one guestroom.

33 **Health Authority Certificate**

34 A written confirmation signed by an engineer and the department of Health and Human Services
35 certifying that the on-site sewer and water system serving a single-family dwelling is functional and
36 complies with all state and local regulations and codes. In the event of inconsistency among these
37 regulations and codes, the most restrictive shall apply.

38 **Height**

39 As used in Section 21.04.070.C, *Airport Height Overlay District*, for the purpose of the airport height map,
40 the distance above mean sea level, unless otherwise specified.

1 **Height, Building**

2 The vertical distance above a reference datum measured to the highest point of the coping of a flat roof or
3 to the deck line of a mansard roof, or to the average height of the highest gable of a pitched or hipped
4 roof.

5 **Illuminance**

6 The measure of light intensity striking a surface, measured in footcandles.

7 **Impervious Surface**

8 An area of ground that, by reason of its physical characteristics or the characteristics of materials
9 covering it, does not absorb rain or surface water. All parking areas, driveways, roads, sidewalks and
10 walkways, whether paved or not, and any areas covered by buildings or structures, concrete, asphalt,
11 brick, stone, wood, ceramic tile or metal, shall be considered to be impervious surfaces.

12 **Improvement Areas³**

13 Portions of the Municipality divided up into one of three areas (urban, suburban, or rural) for the purposes
14 of determining public improvement requirements.

15 **Improvements**

16 Any construction incident to servicing or furnishing facilities for a subdivision, such as grading, street
17 surfacing, curb and gutter, driveway approaches, sidewalks, crosswalks, water mains and lines, sanitary
18 sewers, storm sewers, culverts, bridges, utilities, waterways, lakes, bays and other appropriate items with
19 an appurtenant construction.

20 **Industrial**

21 An activity including manufacturing, processing, warehousing, storage, distribution, shipping and other
22 related uses.

23 **Industrial Development**

24 A planned industrial area designed specifically for industrial use.

25 **Industrial Subdivision**

26 A subdivision, or that part of a subdivision, that is within the I-1, I-2, or MI zoning district.

27 **Infill**

28 The development of new uses on an existing site within a developed area, as distinguished from
29 greenfield development.

30 **Information, Piece of**

31 A word, whole number, telephone number, price, logo, picture, exclamation point, or similar separately
32 identifiable unit on a sign.

33 **Joint Trench**

34 A trench excavated for the underground placement of utility distribution lines owned or operated by two or
35 more utilities.

36 **Junk**

37 Any worn-out, wrecked, scrapped, partially or fully dismantled, discarded tangible material, or
38 combination of materials or items, including junk vehicles as defined in Section 15.20.010. Also included
39 are machinery, metal, rags, rubber, paper, plastics, chemicals and building materials which cannot,
40 without further alteration and reconditioning, be used for their original purpose.

³ NOTE: Needs to be updated. Staff is recommending Class A and B areas instead of these three classifications.

1 **Land-Disturbing Activity**

2 Any use of the land by any person for residential, industrial, educational, institutional, or commercial
3 development, or for highway and road construction and maintenance, that results in a change in the
4 natural cover or topography and that may cause or contribute to sedimentation. Within watershed
5 management areas, land-disturbing activity shall include the clear cutting of trees unless specifically
6 exempted by this Title.

7 **Landing Area**

8 The area of the airport or airstrip used for landing, takeoff, or taxiing by aircraft.

9 **Landowner**

10 Any owner of a legal or equitable interest in real property, including the heirs, devisees, successors,
11 assigns, and agent or personal representative of the owner. The person shown on the records of the
12 register of deeds of the county shall be presumed to be the person in control of the property.

13 **Landscaping**

14 Trees, shrubs, ground covers, and related improvements, including furniture and other facilities intended
15 to enhance public activity spaces both within and outside the affected public facility. This definition shall
16 include spaces of varying degrees of enclosure from interior spaces to transitional spaces and outdoor
17 spaces.

18 **Landscaping Maintenance**

19 Includes but is not limited to appropriate watering, pruning, insecticide spraying, fertilizing, plant
20 replacement and other necessary functions as required to bring all plant materials to a vigorous healthy
21 growing condition.

22 **Legal Access**

23 Having legal access means being adjacent to a roadway as described in Section 9.04.010.

24 **Legal Nonconforming Status**

25 A state or condition where a previously approved nonconforming use, structure, lot, or sign is allowed to
26 remain and be maintained until it is damaged beyond 50 percent of its value, redeveloped, or abandoned.

27 **Light Emitting Diode (LED)**

28 A semiconductor device that emits visible light when an electric current passes through it.

29 **Light, Obtrusive**

30 Glare and light trespass.

31 **Light, Spill**

32 Lighting from a lighting installation that falls outside of the boundaries of the property on which the
33 installation is sited.

34 **Light Trespass**

35 Spill light that because of quantitative, directional, or spectral content causes annoyance, discomfort, or
36 loss of visual performance and visibility.

37 **Lighting, Temporary**

38 Lighting installed with temporary wiring and operated for less than 60 days in any calendar year.

39 **Line, Front Property**

40 The line dividing a parcel of land from a street, public right-of-way, easement or other principal means of
41 access to the parcel.

1 **Loading Space, Off-Street**

2 A space located on premises for pickup and delivery at the premises.

3 **Lot**

4 A parcel of land shown as an individual unit on the most recent plat of record. The term "lot" includes
5 "plot," "parcel," or "tract."

6 **Lot Area**

7 The amount of horizontal land area contained inside the lot lines of a lot or site.

8 **Lot Coverage**

9 That percentage of the total lot area covered by buildings, except as provided in Section B.2.b,
10 *Projections into Required Setbacks*

11 **Lot, Corner**

12 A lot located at the intersection of two or more streets. A lot abutting on a curved street shall be
13 considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost
14 point of the lot meet at an interior angle of less than 135 degrees.

15 **Lot, Depth of**

16 The mean horizontal distance between the front and rear property lines of a lot, measured in the general
17 direction of its side property lines between the midpoint of such lines, except that such measurement shall
18 not extend outside the lot lines of the lot being measured.

19 **Lot, Front**

20 The front of a lot shall be construed to be the portion nearest the street. For the purposes of determining
21 setback requirements on corner lots and double-frontage lots, all sides of a lot adjacent to streets shall be
22 considered frontage, and setbacks shall be provided as required in the schedule of district regulations.

23 **Lot Frontage**

24 All property abutting the right-of-way of a dedicated street, private street, or road easement, measured
25 along the right-of-way between side lot lines of a lot. In no case shall the line along an alley be
26 considered as lot frontage.

27 **Lot, Interior**

28 A lot other than a corner lot, with frontage only on one street.

29 **Lot Line**

30 The fixed boundaries or property lines of a lot described by survey located on a plat filed for record.

31 **Lot Line, Front**

32 That boundary of a lot measured along the edge of the right-of-way of a dedicated street, private street or
33 road easement that abuts that line. In the case of a corner lot, either line that meets this description is a
34 front lot line provided the other is considered to be a side lot line.

35 **Lot Line, Rear**

36 That boundary of a lot that is most parallel to the front lot line and does not intersect the front lot line. In
37 the case of a triangular lot, the rear lot line is a line 20 feet in length within the lot parallel to and at the
38 maximum distance from the front lot line.

39 **Lot Line, Side**

40 That boundary of a lot that is neither a front or rear lot line.

- 1 **Lot, Nonconforming**
2 A lot that met all legal requirements when it was platted or otherwise recorded but which does not comply
3 with the minimum lot area or minimum lot width requirements of this chapter, or a subsequent amendment
4 hereto, for the zoning district in which it is located.
- 5 **Lot of Record**
6 A lot that is recorded by the District Recorder's Office.
- 7 **Lot, Through and Double-Frontage Lot**
8 A lot other than a corner lot with frontage on more than one street.
- 9 **Lot, Townhouse**
10 A lot subdivided for the purposes of accommodating attached single-family residential dwelling units.
11 Such lots may or may not include additional area not covered by the structure.
- 12 **Lot, Transverse**
13 A lot that is approximately at right angles to the general pattern of other lots in the same city block.
- 14 **Lot Width**
15 The distance between straight lines connecting the front and rear lot lines at each side of the lot,
16 measured between the midpoints of such lines, provided that such measurement shall not extend beyond
17 the lot lines of the lot being measured. This standard shall not apply to the flagpole portion of flag shaped
18 lots. Flag shaped lot width shall be measured at the midpoint of the lot excluding the flagpole area of the
19 lot.
- 20 **Lowest Floor**
21 The lowest floor of the lowest enclosed area, including basement. An unfinished or flood resistant
22 enclosure, usable solely for parking of vehicles, building access or storage, in any area other than a
23 basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as
24 to render the structure in violation of the application nonelevation design requirements of Section
25 21.04.070.E.
- 26 **Lumen**
27 The unit of luminous flux (radiant energy): a measure of the amount of light emitted by a lamp. See also
28 *illuminance*.
- 29 **Luminaire**
30 A complete lighting unit consisting of one or more electric lamps, the lamp holder, reflector, lens, ballast,
31 and/or other components and accessories.
- 32 **Luminaire, Cut-off**
33 A luminaire emitting a light distribution where the candela per 1000 lamp lumens does not numerically
34 exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of
35 80 degrees above nadir. This applies to all lateral angles around the luminaire.
- 36 **Luminaire, Full Cut-off**
37 A luminaire emitting a light distribution where zero candela intensity occurs at or above an angle of 90
38 degrees above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100
39 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the
40 luminaire.

- 1 **Luminaire, Non Cut-off**
2 A luminaire emitting a light distribution where there is no candela limitation in the zone above maximum
3 candela. The luminaire may emit light in any direction.
- 4 **Luminaire, Semi Cut-off**
5 A luminaire emitting a light distribution where the candela per 1000 lamp lumens does not numerically
6 exceed 50 (5 percent) at an angle of 90 degrees above nadir, and 200 (20 percent) at a vertical angle of
7 80 degrees above nadir. This applies to all lateral angles around the luminaire.
- 8 **Luminaire, Side Shielding**
9 A vertical shield that blocks light in the direction of a sensitive land use or adjacent property, such as a
10 house.
- 11 **Luminance**
12 The luminous intensity (photometric brightness) of a light source or reflecting surface, measured in
13 candelas per square meter.
- 14 **M.A.S.S.**
15 Municipality of Anchorage Standard Specifications.
- 16 **Maintenance Easement**
17 An easement appurtenant to a lot or parcel permitting entry upon another lot or parcel for the purpose of
18 maintaining, repairing or reconstructing a structure on the former lot or parcel.
- 19 **Major Street**⁴
20 As used in Section 21.85.050.A.8, *Mobile Home Park*, a right-of-way designed to collect and distribute a
21 heavy volume of traffic, which means the traffic generated by 100 or more mobile home spaces.
- 22 **Manufactured Home**
23 A structure, transportable in one or more sections, which is built on a permanent chassis and is designed
24 for use with or without a permanent foundation when connected to the required utilities. For floodplain
25 management purposes, the term "manufactured home" also includes park trailers, travel trailers and other
26 similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes, the term
27 "manufactured home" does not include park trailers, travel trailers, and other similar vehicles.
- 28 **Manufactured Home Park or Subdivision**
29 A parcel, or contiguous parcels, of land divided into two or more manufactured home lots for rent or sale.
- 30 **Mean Sea Level**
31 The average height of the sea for all states of the tide. Datum is Greater Anchorage Area Borough, Post
32 Quake, U.S. Geodetic Survey of 1972.
- 33 **Maximum Extent Feasible**
34 That no feasible and prudent alternative exists, and all possible efforts to comply with the regulation or
35 minimize potential harm or adverse impacts have been undertaken.
- 36 **Minor Modification**
37 A minor deviation from otherwise applicable standards of this Title approved under Section 21.03.190.

⁴ NOTE: Term should have applicability beyond the referenced section. The reference is to the old code and has not yet been updated.

1 **Monument**

2 A permanent survey control point.

3 **Mounting Height**

4 The vertical distance between the lowest part of the luminaire and the ground surface directly below the
5 luminaire.

6 **Municipal Attorney**

7 The official legal representative for the Municipality.

8 **New Structures**

9 Structures for which the start of construction commenced on or after September 25, 1979. The start of
10 construction means the first placement of a permanent foundation and appropriate structural framing.

11 **Nonconforming Use**

12 A structure on land lawfully used or occupied and which does not conform to the regulations of the use
13 district in which it is situated.

14 **Nonconformities**

15 Any legally approved structure, lot, sign, object of natural growth, or use of land that no longer conforms
16 with the requirements of this Title.

17 **Nonresidential Lot**

18 A lot that is not used or zoned for residential use.

19 **Obstruction**

20 Any dam, wall, embankment, levee, dike, pile, abutment, projection, excavation, channel modification,
21 bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure or matter in, along, across
22 or projecting into any channel, watercourse or regulatory flood hazard area which may impede, retard or
23 change the direction of the flow of water, either in itself or by catching or collecting debris carried by such
24 water, or that is placed where the flow of water might carry the material downstream to the damage of life
25 or property.

26 **On-Site Remediation**

27 Removal of volatile and semi-volatile contaminants from soils, sediments, slurries and filter cakes within
28 300 feet of the location where the material was originally contaminated.

29 **Open Space, Common**

30 Open space for the common use and enjoyment of the owners and occupants of the subdivision, building,
31 planned unit development or condominium. Common means shared by all tenants and is distinguished
32 from space designated for private use.

33 **Open Space, Usable**

34 Open space within a proposed development site, excluding areas devoted to roadways and parking.
35 Unless otherwise specified in this Title, at least one-half of all areas designated as usable open space
36 must have a slope of less than 20 percent.⁵ The space may be common or private.

37 **Ornamental (Decorative) Fence**

38 An artificially constructed barrier of any material or combination of materials erected primarily for its
39 beauty or decorative purposes rather than for enclosure or screening.

⁵ Regulatory language – relocate to subdivision standards.

1 **Other Agricultural Activities**

2 Farming, including plowing, tilling, cropping, seeding, cultivating, or harvesting for the production of food
3 and fiber products.

4 **Overlay District**

5 A unique set of zoning regulations that are superimposed on one or more established zoning districts and
6 shown on the zoning map, and subsequently impose in addition to or in place of the regulations of the
7 underlying district. The overlay district may be used to impose supplemental restrictions on uses in these
8 districts, permit uses otherwise disallowed, or implement some form of site or architectural design
9 program. Developments within an overlay district must conform to the requirements of the underlying
10 district as modified by the overlay district and as set forth in the enacting ordinance.

11 **Parcel**

12 See *Lot*

13 **Parking, Public**

14 A structure or an open area other than a street, alley or other right-of-way used for the temporary parking
15 of automobiles and available for public use, whether free, for compensation, or as an accommodation for
16 clients or customers.

17 **Parking Space, Off-Street**

18 A space located off any street, alley, or other right-of-way that is adequate for parking an automobile, with
19 room for opening both doors and adequate maneuvering room on a parking lot with access to public
20 street or alley.

21 **Permeable Surface**

22 An area of ground that, by reason of its physical characteristics and the characteristics of materials
23 covering it, is able to absorb rain or surface water at a rate equal or greater than that of lawn turf.
24 Examples include natural vegetation, lawn turf, landscape beds, gardens, mulch, decorative gravel, and
25 some types of porous pavements.

26 **Permit, Building**

27 An official document issued by the Municipality of Anchorage pursuant to this Title and the State building
28 code authorizing the erection, construction, reconstruction, restoration, alteration, enlargement,
29 conversion, remodeling, demolition, moving, or repair of a building or structure.

30 **Permit, Land Use**

31 An official document issued by the Municipality of Anchorage pursuant to this Title required for the
32 erection, construction, establishment, moving, alteration, enlargement, repair, placement, or conversion of
33 any building or structure in any district established under this Title.

34 **Permit, Sign**

35 An official document issued by the Municipality of Anchorage pursuant to this Title required for the
36 construction, installation, maintenance, and operation of signs within the Municipality.

37 **Permit, Special Flood Hazard**

38 An official document issued by the Municipality of Anchorage pursuant to this Title for uses, structures, or
39 activities listed in the floodplain regulations.

40 **Person**

41 Any individual, lessee, firm, partnership, association, joint venture, corporation, or agent of the
42 aforementioned groups, or the State of Alaska or any agency or political subdivision thereof.

1 **Pharmacy⁶**

2 A retail store that offers only to prepare, preserve, compound and dispense prescribed and nonprescribed
3 medication and drugs, medical supplies and health care items.

4 **Physical Access**

5 Having physical access means being adjacent to a road suitable for travel by passenger automobiles that
6 is connected to the publicly dedicated and improved transportation network of the municipality.

7 **Pillow**

8 A sleeping accommodation for one person.

9 **Plan, As-Built**

10 A reproducible mylar plan showing the true and actual location and nature of buildings, structures, plant
11 materials, underground utility lines, and other features or improvements that have been installed on or off
12 the property pursuant to a site and/or subdivision plan approved under this Title, to be used to determine
13 compliance with the requirements of this Title.

14 **Plan, Concept**

15 A graphical depiction of one or more potential development alternatives for one or more parcels of land
16 which includes less detail than a site plan, but which is intended to convey information such as, but not
17 limited to: various general types of land uses or use classifications, their general arrangement, and their
18 general appearance within the plan's boundary.

19 **Plan, Landscaping**

20 A plan, drawn to scale, showing dimensions and details of the portion of a site devoted to planting
21 materials and their maintenance.

22 **Plan, Master**

23 The maps, illustrations, and supporting text associated with a planned development which conveys the
24 allowable uses, densities, non-residential intensities, and arrangement of uses within the boundaries of
25 the planned development along with any associated conditions, phasing schedules, and other
26 agreements.

27 **Plan, Plot**

28 A map identifying the outer extents of a single unit or parcel of land that can be referenced to a recorded
29 plat or map.

30 **Plan, Site**

31 A plan depicting the proposed development of a property, in terms of the location, scale, and
32 configuration of buildings, uses, and other features containing all the information required by this Title. A
33 site plan may include but is not limited to lot lines, adjacent lots and streets, building sites, reserved open
34 space, buildings, interior vehicular and pedestrian access, parking lot design (calculations and layout),
35 signage, lighting and screening devices, existing and proposed landscaping, topography, drainage, and,
36 depending on requirements, floor plans, building elevations and locations of proposed utility services and
37 lines, and any other information that reasonably may be required in order that an informed decision can
38 be made by the approving authority.

39 **Plan, Sketch**

40 An informal plan or sketch drawn to scale, and in pencil, if desired, showing the existing features of a site
41 and its surroundings and the general layout of a proposed subdivision.

⁶ Term is used in 21.05, but no definition is included in that chapter.

- 1 **Plan, Subdivision**
2 A proposed plan of development to establish a subdivision that contains all information such as lot lines,
3 streets, easements, and other features required by this Title.
- 4 **Planning Commission**
5 The Planning and Zoning Commission of the Municipality of Anchorage.
- 6 **Plat**
7 A map document prepared by a registered surveyor or engineer representing a tract of land showing the
8 boundaries and location of individual properties, streets, and other related items for identifying property.
- 9 **Plat, Final**
10 A map of a subdivision of land made up in final form ready for approval and filing.
- 11 **Plat, Preliminary**
12 A map showing the salient features of a proposed subdivision of land submitted to the platting authority
13 for purposes of preliminary consideration and approval.
- 14 **Platting Authority**
15 The Municipal Platting Board, or any other board so designated by the Assembly.
- 16 **Platting Officer**
17 A member of the department of community planning and development staff who has been assigned
18 primary responsibilities for reviewing plats and making recommendations to the platting authority, and
19 who has been so designated by the Director of the Department of Community Planning and
20 Development.
- 21 **Plot**
22 See *Lot*
- 23 **Pre-Application Conference**
24 A meeting between an applicant and the municipal staff intended to familiarize both parties with
25 conceptual plans or proposals presented by the applicant.
- 26 **Prisoner**
27 The same meaning as defined in AS 33.30.901 as to state prisoners, and includes persons convicted of a
28 felony described in AS 11.41, *Offenses Against the Person*, in Alaska or of an offense with the same or
29 substantially similar elements in another jurisdiction until they have successfully completed all conditions
30 of parole and probation and are no longer under the supervision of the court, the Alaska Department of
31 Corrections, another state or municipal agency, or contractor to those entities. The term "prisoner" also
32 includes federal offenders in the custody, control or under the care of supervision of the United States
33 attorney general or the bureau of prisons.
- 34 **Private Enforcement Action**
35 A process by which a private individual, homeowner's association, or Community Council can request
36 that the Administrative Hearings Officer hear and investigate charges that another person or owner of
37 land has violated the requirements of this Title.
- 38 **Profession**
39 An occupation that requires the practice of a learned art through specialized knowledge based on a
40 degree issued by an institute of higher learning.

1 **Property Line**

2 A demarcation limit of a lot dividing it from other lots or parcels of land.

3 **Public Enforcement Action**

4 An action brought by the Municipality against owners or users of land for violating the provisions of this
5 Title.

6 **Public Facility**

7 Any of the following buildings and structures (including streets and highways) owned, or leased for no
8 less than ten years, including all options to extend or renew, by a government agency not exempt by law
9 from municipal land use regulation:

- 10 • Any newly constructed building or buildings in which government operations or activities occupy more
11 than a total of 4,000 square feet on the site, and any existing building acquired by purchase or lease
12 in which government operations or activities occupy more than 15,000 square feet;
- 13 • Any use of land over five acres in area;
- 14 • Any regional trail alignment as shown in the areawide trails plan; and
- 15 • Any public snow disposal site.

16 **Public Facility Project**

17 The construction or significant alteration of a public facility.

18 **Public Open Space**

19 Land dedicated or reserved for the use by the public, including but not limited to parks, parkways,
20 recreation areas, and school sites.

21 **Public Utility**

22 Any person or organization subject to regulation under AS 42.05.

23 **Record of Survey Map**

24 A map prepared by a professional land surveyor that reestablishes survey controls, boundaries, locations
25 of improvements, or the alignment of right-of-ways for recording

26 **Recreation Land, Active**

27 An area located within an existing or proposed residential or mixed use development which is intended for
28 utilization by residents as an area for organized or unorganized team sports, and/or higher intensity
29 outdoor activities including running, swimming, or other forms of play.

30 **Recreation Land, Passive**

31 An area that is intended for utilization by residents as an area for enjoyment of the outdoors including
32 walking, sitting, or other low impact recreational uses.

33 **Recreational Vehicle**

34 A vehicular type unit primarily designed as temporary living quarters for travel, camping, recreational or
35 vacation usage, which either has its own motive power or is mounted on or drawn by another vehicle.
36 The basic entities are travel trailer, camping trailer, pickup truck camper, fifth-wheel and motor home.

37 **Redevelopment**

38 The removal and replacement, rehabilitation, or adaptive reuse of an existing structure or structures, or of
39 land from which previous improvements have been removed.

- 1 **Regulatory Floodway**
2 The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to
3 discharge the base flood without cumulatively increasing the water surface elevation more than one foot.
4 The boundaries of this area shall be established on the basis of the maps and reports adopted by Section
5 21.04.070.E, *Flood Hazard Overlay District*.
- 6 **Reinforcement**
7 Repair, replacement, or addition of a crossarm, guy, pole, stub, or conductor for a utility distribution
8 facility.
- 9 **Relocation**
10 A change in alignment of more than six spans.
- 11 **Reserve Strips**
12 Narrow strips of land adjacent to a street that are privately owned and are used to retain access to
13 flagpole lots.
- 14 **Residential**
15 Activity involving the occupation of buildings for living, cooking, sleeping, and recreation.
- 16 **Residential Cluster Development**
17 A development design technique that concentrates buildings in specific areas on the site in a manner that
18 would not otherwise be permitted in the underlying zoning district.
- 19 **Residential Subdivision**
20 A subdivision, or that part of a subdivision, that is within an R-1, R-2, R-3, R-4, R-5, R-6, R-9, R-10, or TA
21 zoning district.
- 22 **Rezoning (Map Amendments)**
23 An amendment to the map and/or text of this Title to effect a change in the boundaries of any zoning
24 district or the zone classification of any parcel of land in the Municipality.
- 25 **Right-of-Way**
26 An area owned or maintained by the Municipality, the State of Alaska, a public utility, a railroad, or a
27 private concern for the placement of such utilities and/or facilities for the passage of vehicles or
28 pedestrians, including roads, pedestrian walkways, utilities, or railroads.
- 29 **Runway**
30 A defined area on land or water prepared for use for landing and takeoff of aircraft.
- 31 **Salvageable Improvements**
32 As used in Section 21.08.080, *Subdivision Agreements*, and describes those portions of street
33 improvements constructed within a dedicated right-of-way that are usable as a part of the finally
34 constructed street. Salvageable improvements include such items of work as clearing and grubbing,
35 removal of unsuitable material and placement of classified backfill, but do not include temporary surfacing
36 and other work that would not be usable or beneficial to final street construction. This definition applies
37 only to those streets that are not, during their initial construction, improved to the final paved standard of
38 the municipality.
- 39 **Screening Structure**
40 A decorative fence four feet to six feet high.

1 **Secondary Building**

2 A building detached from a principal building located on the same lot and customarily incidental and
3 subordinate to the principal building or use.

4 **Setback**

5 The minimum distance required between any building or structure and a street right-of-way or lot line.

6 A required area on the same lot or tract with a principal use that provides for light, air, building separation,
7 and access for emergency personnel and equipment. The depth of setbacks is measured at right angles
8 to the relevant property line.

9 **Setback, Front**

10 A setback that extends across the full frontage of a lot or tract on a public or private street. The front
11 setback is defined by the front property line.

12 **Setback, Rear**

13 A setback that extends across the full rear of a lot or tract. The rear setback is defined by the rear
14 property line. Corner lots, through lots, and three-sided lots do not have rear setbacks.

15 **Setback, Side**

16 Any setback that is not a front or rear setback. Generally, side setbacks extend from the inner boundary
17 of the front setback (or from the front property line of the lot or tract where no front setback is required) to
18 the inner boundary of the rear setback (or to the rear property line of the lot or tract where no rear setback
19 is required.) For corner and through lots, setbacks remaining after front setbacks have been established
20 shall be considered side setbacks.

21 **Service Canopy**

22 A permanent roofed shelter such as fuel station pump island canopies and bank drive-through canopies.
23 A point of service canopy is a canopy under which a business provides some service to a customer, such
24 as food service, a bank transaction, or the like.

25 **Service Connection**

26 Conductors transmitting utility service from a utility distribution line to a customer's riser or service
27 entrance.

28 **Shadow Platting**

29 The platting of property in such a way as to provide for future subdivision into smaller lots.

30 **Shrub**

31 A woody perennial plant having more than one main stem at the ground, usually attaining a height of less
32 than 15 feet.

33 **Sidewalk**

34 An improved right-of-way for pedestrian circulation that is part of the street right-of-way.

35 **Sight Distance Triangle**

36 Refers to the roadway area visible to the driver. The required length is the distance necessary to allow
37 safe vehicular egress from a street, driveway, or alley to a major street.

38 **Sign**

39 Any visual communication display, object, device, graphic, structure or part, situated indoors or outdoors,
40 or attached to, painted on or displayed from a building or structure, in order to direct or attract attention to,
41 or to announce or promote, an object, product, place, activity, person, institution, organization, or

1 business or the like, by means of letters, words, model, banner, flag, pennant, insignia, device, designs,
2 colors, symbols, fixtures, images, illuminations or representation used as, or which is in the nature of an
3 announcement, direction, or advertisement.

4 **Sign, Animated**

5 A sign that contains animation or animated effects, changeable copy, flashing, or moving parts.

6 **Sign, Banner**

7 A sign made of lightweight fabric or similar material with no enclosing framework that is mounted to a
8 building or other structure at one or more edges.

9 **Sign, Building**

10 Any sign attached to any part of a building and including wall, awning, canopy, and projecting signs. A
11 wall sign is a building sign that is parallel to and does not extend from the wall more than 12 inches.

12 **Sign, Changeable Copy**

13 A portion of a sign with letters, characters, or graphics that are not permanently affixed to the structure,
14 framing, or background allowing the letters, characters or graphics to be modified from time to time
15 manually or by electronic or mechanical devices, such as a bulletin board or electronic message board.
16 Changeable copy signs may not be used to display commercial messages relating to products or services
17 that are not offered on the property.

18 **Sign, Construction**

19 A temporary sign identifying a project or facility during the time of construction. Such signs typically
20 include the name of an architect, engineer, and/or contractor for a building or project located on the
21 parcel.

22 **Sign, Converted**

23 A sign that was temporary or portable that was subsequently affixed to the ground or a building so as to
24 become permanent.

25 **Sign, Entrance or Exit**

26 A sign located at the driveway entrance or exit and intended to provide for safe ingress and egress.

27 **Sign, Freestanding**

28 A sign supported from the ground and not attached to any building. A freestanding sign may be
29 supported by one or more poles or a solid base. Pole signs are considered freestanding signs.

30 **Sign, Historic**

31 Any sign that has been designated as historic by the Urban Design Commission.

32 **Sign, Ideological or Political**

33 Any temporary sign displaying or advocating an idea, opinion, or position on any social, cultural, religious,
34 or political issue and containing no commercial message.

35 **Sign, Illuminated**

36 Any sign which is partially or entirely illuminated internally or externally so as to make the sign more
37 visible.

38 **Sign, Inflatable**

39 Any inflatable shape or figure designed or used to attract attention to a business event or location.
40 Inflatable promotional devices shall be considered to be temporary signs under the terms of this chapter
41 and, where applicable, subject to the regulations thereof.

1 **Sign, Instructional**

2 A sign that has a purpose secondary to the use on the lot and that is intended to instruct employees,
3 customers, or users as to matters of public safety or necessity such as specific parking requirements, the
4 location or regulations pertaining to specific activities on the site or in the building, and including a sign
5 erected by a public authority, utility, public service organization, or private industry that is intended to
6 control traffic; direct, identify or inform the public; or provide needed public service as determined by the
7 rules and regulations of governmental agencies or through public policy.

8 **Sign, Maximum Viewing Area**

9 The area of display surface of a sign measured by multiplying two dimensions of the surface of that sign
10 in accordance with the illustrations set forth on the diagram following. If the sign is composed of
11 individual letters or symbols using the wall as background with no added decoration, the total area shall
12 be calculated by measuring the area within the perimeter of each symbol or letter. The combined areas
13 of these individual figures shall be considered the maximum sign viewing area.

14 **Sign, Nonconforming**

15 A sign which was legally erected, but which is no longer in compliance with the requirements of this Title.

16 **Sign, Off-Premises**

17 See *Billboard*.

18 **Sign Plate**

19 A building sign which does not exceed two square feet indicating the street number, the name of the
20 person, business, profession or activity occupying the lot, building, or part thereof; or other information
21 pertaining to the use on the lot.

22 **Sign, Portable**

23 Any sign that is not permanently attached to the ground or other permanent structure, or a sign designed
24 to be transported on wheels, skids, a bench, runners, brackets, or has a frame to which wheels, skids,
25 runners, brackets, or similar mechanical devices can be attached to or support the sign. A portable sign
26 also includes inflatable devices and mobile signs such as parked trailers or vehicles, which include signs
27 which are visible from the public right-of-way unless such vehicle is used in the normal day-to-day
28 operations of the business.

29 **Sign, Pole**

30 A sign that is mounted on a freestanding pole or poles, or other support structure that is visible.

31 **Sign, Projecting**

32 A sign that is attached to a building wall and extending perpendicular to (or approximately perpendicular
33 to) the building wall and 12 inches or more beyond the face of the wall.

34 **Sign, Roof**

35 A sign, or any portion thereof, erected, constructed, painted, placed, or projecting upon or over the roof or
36 parapet wall of any building whether the principal support for the sign is on the roof, wall or any other
37 structural element of the building.

38 **Sign, Surface Area**

39 The entire area within a parallelogram, triangle, circle, semicircle or other geometric figure, including all of
40 the elements of the matter displayed, but not including black masking, frames or structural elements
41 outside the advertising elements of the sign and bearing no advertising matter.

1 **Sign, Temporary**

2 A sign that is designed to be used only temporarily and is not intended to be permanently attached to a
3 building, structure or permanently installed in the ground. These include, but are not limited to, political
4 signs, special event signs, and for sale or leasing signs. Mobile and portable signs are temporary signs.
5 Temporary signs may be displayed as window signs.

6 **Sign, Traffic**

7 A sign indicating federal, state, or municipal regulations for automobile, truck, bicycle, and/or pedestrian
8 movement.

9 **Sign, Window**

10 A sign that is applied or attached to a window or door, or a sign located near a window within a building
11 for the purpose of being visible to and read from the outside of the building except for signs that are not
12 legible from a distance of more than three feet beyond the building in which such sign is located.

13 **Signature Tree**

14 A tree greater than 20 inches DBH.

15 **Significant Alteration⁷**

16 An alteration costing more than \$500,000.00 or 20 percent of the value of the public facility, whichever is
17 less.

18 **Site Condominium**

19 [RESERVED]

20 **Site Plan**

21 A plan depicting the proposed development of a property, in terms of location, scale, and configuration of
22 buildings, uses and other features containing all the information required by this Title.

23 **Site Plan Review**

24 The process whereby the reviewing authority reviews the site plans and maps of a developer to ensure
25 that they meet the stated purposes and standards of the zone, provide for the necessary public facilities
26 such as roads and schools, and protect and preserve topographic features and adjacent properties
27 through appropriate siting of structures and landscaping.

28 **Site Selection**

29 The process by which the Municipality shall review and decide the selection of a site for a public facility.

30 **Slope**

31 The vertical elevation of a land area divided by the horizontal distance, expressed as a percentage.

32 **Space**

33 As used in Section 21.05.030, *Mobile Home Parks*, a defined land area in a mobile home park on which a
34 mobile home may be placed and which is described by boundary lines measured in terms of:

- 35 • Its depth expressed as a mean distance between the front and rear of the space, measured in the
36 general direction of the side space lines.
- 37 • Its width expressed as a mean distance between the side lines of the space, measured in the general
38 direction of the front and rear space lines.

⁷ NOTE: Does this definition apply only to public facilities?

1 **Special Hazard Area**

2 An area having special flood, mudslide, or flood-related erosion hazards.

3 **Special Limitation**

4 A provision adopted by ordinance which restricts the permitted principal uses and structures otherwise
5 allowed in a zoning district or which requires compliance with site design standards not otherwise
6 required by zoning district regulations.

7 **Spillover Parking**

8 Vehicular parking that occurs in off-street areas whether on or off-site from the principal use utilizing the
9 parking.

10 **Start of Construction**

11 Includes substantial improvement, and means the date the building permit was issued, provided the
12 actual start of construction, repair, reconstruction, placement or other improvement was within 180 days
13 of the permit date. The actual start means either the first placement of permanent construction of a
14 structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of
15 columns or any work beyond the stage of excavation; or the placement of a manufactured home on a
16 foundation. Permanent construction does not include land preparation, such as clearing, grading and
17 filling; nor does it include the installation of streets or walkways; nor does it include excavation for a
18 basement, footings, piers or foundation, or the erection of temporary forms; nor does it include the
19 installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling
20 units or not part of the main structure.

21 **State Highway Project**

22 A highway project that has received design authorization from the Federal Highway Administration or
23 legislative approval from the state legislature.

24 **Station**

25 As used in connection with a drive-in bank, a location which is adequate to accommodate a single vehicle
26 at any one time for the purpose of allowing occupants of that vehicle to receive automated or personal
27 service from a financial institution while remaining in the vehicle.

28 **Steep Slope**

29 A slope that is 20 percent or greater.

30 **Stormwater**

31 Surface water runoff originating from surface water, snowmelt, wash waters, street wash, subsurface
32 drainage, or other drainage but excludes wastewater as defined in Title 15 of the Anchorage Municipal
33 Code.

34 **Story**

35 That portion of a building between any floor and the next floor above, except that the topmost story shall
36 be that portion of a building between the topmost floor and the ceiling or roof above it. If the finished floor
37 level directly above a basement, cellar, or unused floorspace is more than six feet above grade for more
38 than 50 percent of the total perimeter or is more than 12 feet above grade at any point, such basement,
39 cellar, or unused floorspace shall be considered a story.

40 **Story, Half**

41 A story under a gable, hip, gambrel or mansard roof, the wall plates of which on at least two opposite
42 exterior walls are not more than two feet above the floor of such story.

- 1 **Stream**
2 Any natural conveyance of water flowing in a definite course or channel and possessing a bed and banks.
3 This includes any reaches of natural streams that have been modified or channeled that still convey
4 flows. A natural stream conveys more flow than can be attributed to a single snowmelt or rainfall event.
- 5 **Stream Bed**
6 That portion of a stream utilized for water flow during nonflood periods, normally extending from the
7 thalweg (low point) to each bank.
- 8 **Street**
9 A right-of-way improved for vehicular and pedestrian travel permanently open to general use that affords
10 the principal means of access to abutting property, such as an avenue, place, drive, boulevard, highway
11 and any other similar public thoroughfare, except an alley.
- 12 **Street, Access**
13 A street constructed to provide physical access to a subdivision.
- 14 **Street, Alley**
15 A public right-of-way providing secondary access to abutting properties.
- 16 **Street, Arterial**
17 Higher order streets with controlled access that are intended for through or regional traffic moving
18 between urban centers and not intended for local or residential neighborhood traffic. These streets have
19 multiple travel lanes, provide access to regional travelways, and carry high volumes of traffic.
- 20 **Street, Collector**
21 Streets that penetrate various land use classifications to provide both land access and mobility within
22 neighborhoods and commercial areas. Their primary function is traffic service, collecting traffic from
23 intersecting streets and funneling it to major thoroughfares. A major collector roadway/street has limited
24 direct access from individual lots/parcels. A minor collector roadway/street allows direct access of
25 individual lots/parcels.
- 26 **Street, Commercial**
27 An interior street in a commercial subdivision.
- 28 **Street, Cul-de-Sac**
29 A street having only one outlet, with provision for a turnaround at its termination, and which is not
30 intended to be extended or continued to serve future subdivisions or adjacent land.
- 31 **Street, Dead End**
32 A right-of-way that terminates without a cul-de-sac or a temporary turnaround and the terminus of which
33 has the same width as the width of the right-of-way.
- 34 **Street, Frontage**
35 A street adjacent to an arterial or higher order street that is intended to serve lots adjacent to the arterial.
- 36 **Street, Half**
37 A portion of a right of way, including the street pavement that is directly adjacent to a lot's frontage as
38 measured from the ultimate street centerline.
- 39 **Street, Interior**
40 A street contained entirely within the boundaries of a subdivision.

- 1 **Street, Loop**
2 A street that originates and terminates at intersections with the same street.
- 3 **Street, Peripheral**
4 A street parallel to the boundary of a subdivision and whose right-of-way abuts that boundary.
- 5 **Street, Residential**
6 An interior street in a residential subdivision designed and intended to serve local areas. Residential
7 streets feed traffic into collector and arterial street systems.
- 8 **Street, Stub**
9 A dead-end interior street provided for eventual extension onto unplatted land.
- 10 **Strip Commercial Area**
11 A developed business frontage along a street and no more than 200 feet in depth from the front property
12 line.
- 13 **Structure**
14 Anything that is constructed or erected and located on or under the ground, or attached to something
15 fixed to the ground, including a walled and roofed building, and/or a gas or liquid storage tank that is
16 principally above ground.
- 17 **Subdivider, Owner, Proprietor, and Developer**
18 A person, firm, association, partnership, corporation, governmental unit, or combination of any of these
19 that may hold any recorded or equitable ownership interest in land being subdivided. The terms shall
20 also include all heirs, assigns, or successors in interest, or representatives of the subdivider, owner,
21 proprietor, or developer.
- 22 **Subdivision**
23 The division of a tract or parcel of land into two or more lots, sites or other divisions for the purpose,
24 whether immediate or future, of sale, lease or building development, including any resubdivision, and,
25 when appropriate to the context, the process of subdividing or the land subdivided.
- 26 **Subdivision Agreement**
27 A document which is approved by the Department of Public Works which specifies the tentative location,
28 construction schedule, and estimated costs of public improvements to be constructed as part of
29 subdivision development.
- 30 **Subdivision, Minor**
31 The division of a tract or parcel of land into no more than three tracts or eight lots, which can be approved
32 administratively.
- 33 **Subdivision, Exempt**
34 A subdivision that is exempted from the review standards of this Title.
- 35 **Submission Date with Platting Authority**
36 That date when the Department of Community Planning and Development accepts a fee for the
37 submission of a plat.
- 38 **Surveyor**
39 A land surveyor who is registered in the state.

1 **Substantial Improvement**

2 Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent
3 of the market value of the structure either:

- 4 • Before the improvement or repair is started; or
- 5 • If the structure has been damaged and is being restored, before the damage occurred. For the
6 purposes of this definition, substantial improvement is considered to occur when the first alteration of
7 any wall, ceiling, floor or other structural part of the building commences, whether or not that
8 alteration affects the external dimensions of the structure. The term does not, however, include
9 either:
- 10 1. Any project for improvement of a structure to comply with existing state or local health,
11 sanitary or safety code specifications which are solely necessary to ensure safe living
12 conditions; or
- 13 2. Any alteration of a structure listed on the National Register of Historic Places or a state
14 inventory of historic places.

15 **Substation Transformer**

16 A utility facility that transforms electric voltage to the level supplied to the distribution system.

17 **Surrounding Development**

18 Immediately adjacent development on the same block face or on facing blocks as the subject site, as well
19 as prevalent patterns established in the existing neighborhood located within one-quarter mile of the
20 subject development site.

21 **Surrounding Neighborhood of a Zoning Map Amendment**

22 The land whose owners are entitled to notice of the zoning map amendment under Chapter 21.03.

23 **Target Area**

24 An area designated under Section 21.08.070 as a location in which overhead distribution lines are to be
25 placed underground as provided in this chapter.

26 **Tax Parcel**

27 An area of land shown as a unit or as continuous units on the current municipal real property tax roll.

28 **Thread of a Stream**

29 A line following the thalweg (low point) of a stream.

30 **Through Lot**

31 See *Lot, Through*

32 **Topographic Map**

33 A map showing the landform by the use of contour lines.

34 **Tower Site**

35 A, lot, tract or an aggregate of abutting lots and tracts that has been planned and coordinated for
36 development with separate community interest towers and/or local interest towers in any combination
37 including subordinate and related equipment and buildings in accordance with the applicable zoning
38 district as a principal or conditional use.

- 1 **Townhouse Unit**
2 One or more rooms physically arranged so as to create an independent housekeeping unit for occupancy
3 by one family with separate toilets and facilities for cooking and sleeping located in a townhouse
4 development on a platted townhouse lot.
- 5 **Tract**
6 See *Lot*.
- 7 **Traffic Control Device**
8 Includes all physical, mechanical and electrical equipment that directs, channelizes, commands or
9 controls traffic movement. These devices include but are not limited to signs, channelization, signals, and
10 striping.
- 11 **Travel Trailer**
12 A motor vehicle, or portable vehicular structure capable of being towed on the highways by a motor
13 vehicle, designed and intended for casual or short-term human occupancy for travel, recreational and
14 vacation uses, identified by a model number, serial number and vehicle registration number, equipped
15 with limited water storage and other self-contained living facilities.
- 16 **Tree**
17 A woody perennial plant having a single main stem. In Girdwood, a large tree is a tree 18 inches in
18 diameter or more at breast height (DBH).
- 19 **Tree Canopy**
20 The area in square feet of a tree's spread. Existing tree canopy is determined by measuring the ground's
21 surface area that is covered by the branch spread of a single tree or clump or grove of trees.
- 22 **Tree, Deciduous**
23 A tree that loses its leaves annually.
- 24 **Tree, Evergreen**
25 A tree that retains its leaves.
- 26 **Tree Retention Area**
27 As required by subsection 21.07.020.G, an area in which measures have been taken to protect existing
28 trees from damage or loss during construction and development.
- 29 **Tributary**
30 Any branch, fork, or channel that flows into and connects to a stream and also meets the basic definition
31 of a stream.
- 32 **Urban Design Commission**
33 The Urban Design Commission of the Municipality of Anchorage.
- 34 **Usable Open Space⁸**
35 Open space within a proposed development site, excluding areas devoted to roadways and parking. At
36 least one-half of all areas designated as usable open space must have a slope of less than 20 percent.
- 37 **Use, Accessory**
38 As applied to a use, building, or structure, customarily subordinate or incidental to and located on the
39 same lot with a principal use, building or structure.

⁸ Regulatory language – relocate to subdivision regulations.

1 **Use, Conditional**

2 A provision which allows for flexibility within the zoning ordinance by permitting certain specified uses in
3 zoning districts where such uses are generally considered appropriate, but only after additional controls
4 and safeguards are applied to ensure their compatibility with permitted principal uses.

5 **Use, Principal**

6 Any main activity permitted by this title.

7 **Use, Temporary**

8 Those land uses and structures that are needed or are in place for only short periods of time.

9 **Urban Residential Lot**

10 A residential lot with a developed density exceeding 2.2 dwelling units per acre.

11 **Utility⁹**

12 A public utility as defined in AS 42.05.701 furnishing electric service or telecommunications service as
13 defined in AS 42.05.701.

14 **Utility Distribution Line**

15 All or any part of a conductor and supports owned or operated by a utility and used:

- 16 • To transmit no more than 69 kilovolts of energy; or
- 17 • To transmit messages, impressions, pictures, or signals by means of electricity or electromagnetic
18 waves; between a distribution substation or central office and the lot line of a customer's premises,
19 excluding auxiliary equipment such as aboveground transformers, switching devices, pad-mounted
20 distribution facilities, and CATV power supplies.

21 **Vacation**

22 The act of making legally void any right-of-way, easement, public area, or other public interest.

23 **Variance**

24 A grant of relief from the requirements, or a relaxation of the strict application of the terms of this chapter
25 that permits construction in a manner that would otherwise be prohibited by this chapter. This definition
26 shall not be construed to permit a use in any district which use is prohibited therein.

27 **Violator**

28 A violator of this Title is a person who:

- 29 • Occupies, maintains, alters, constructs, or establishes a structure, or use of land or a structure, in
30 violation of this Title;
- 31 • Owns, controls, or has the right to control land or a structure where a structure, or use of land or a
32 structure, is occupied, maintained, altered, constructed, or established in violation of this Title; or
- 33 • As principal or agent, violates this Title under Section 21.12.030, *Violations*.

34 **Walkway**

35 A right-of-way, dedicated to public use, which crosses within a block to facilitate pedestrian access to
36 adjacent streets and properties.

⁹ NOTE: Other types of utilities – water, gas, etc.? Check statutes. Also, confirm whether term is necessary.

1 **Warranty Period**

2 The period for which a subdivider's warranty remains in effect under Section 21.08.080.

3 **Water Body**

4 A pond, lake, or other natural or artificial collection of water, whether permanent or temporary, not
5 including wetlands or watercourses.

6 **Watercourse**

7 A channel in which a flow of water occurs with some degree of regularity. Watercourses may be either
8 natural or artificial and may occur either on the surface or underground.

9 **Water-Dependent**

10 Any use or activity whose primary purpose requires direct access to a water body, or which can be carried
11 out on, in or adjacent to a water body only. The activity or use would not be possible if located away from
12 water sites or without direct water access.

13 **Water-Related**

14 Any use or activity which is not directly dependent upon access to a water body, but which provides
15 goods or services that are directly associated with water dependence or provide direct physical or visual
16 public access or use of the municipal waterfront, and which, if not located adjacent to a water body, would
17 result in a public loss of quality in goods or services offered or public access to the waterfront.

18 **Where Physical Conditions Permit**

19 That the development application must comply with the regulation unless the applicant can demonstrate
20 that it is not physically possible to do so due to land form, sight line requirements, existing trees, utilities,
21 drainage requirements, access requirements or other constraints on the land.

22 **Yard, Usable**

23 One or more of the following located on the same lot or tract as the principal structure, for use by the
24 residents thereof for outdoor activities:

- 25 • Well-drained open areas covered with lawn grass or other suitable cover material;
- 26 • Paved areas such as sidewalks, recreation areas, patios, and the like, that are designed for the
27 specific use and enjoyment of the residents;
- 28 • Private balconies or decks;
- 29 • Roofs available for outdoor activity.

30 **Zoning Board of Examiners and Appeals**

31 The Zoning Board of Examiners and Appeals of the Municipality of Anchorage.

32 **Zoning Map**

33 The map or maps that are a part of this Title and that delineate the boundaries of all mapped zoning
34 districts within the physical boundaries of the Municipality.